

Minutes
Historic District Commission Meeting
Monday, December 16, 2013
Town Hall Meeting Room, Old Town Road
7:00 pm

Present: Members: Chair William Penn, Vice Chair Martha Ball, Douglas Gilpin, Michael Ballard, Dennis Riordan, Mark Vaillancourt and Claire McQueeny. Teresa Chmiel, Administrative Assistant was present for the recording of the minutes.

Call to Order

Chair William Penn called the meeting to order at 7:00 pm.

Matters from the Public not on the Agenda

No public comment at this time.

Approval of Minutes

No minutes were provided.

Update from OHTF re: Mary D. Park

Margie Comings, Chair for the Old Harbor Task Force (OHTF) updated the Commission on the status of the Mary D. Park located across from the National Hotel. An application has been made to CRMC for a four (4) foot wide wooden staircase supported by posts. The gully washed out from Hurricane Sandy; therefore, the need for a staircase installed to the beach where the dinghies are dock. The second part of the project will be a granite marker similar to the size, font, slant and dimensions of the marker in Estes Park. A gray colored bronzed relief of Mary Donnelly wearing her cap on one side of the marker next to her biography on the other side. The marker will be placed across from the three benches that are currently in place. Mr. Penn discussed the application process for HDC approval. Ms. Comings informed the Commission that she was seeking approval from CRMC not HDC and she was simply informing the Commission of the updates. Ms. Comings pointed out the park will be a work in progress. Mr. Penn informed Ms. Comings she will need final approval from HDC.

Preliminary Review:

Scot V. Hallberg. Plat 6, Lot 6. Application by Sweenor Builders, Inc. to construct a four (4) bedroom two story dwelling.

Mr. Penn noted for the record a correction on the agenda “this is a *four bedroom* two story dwelling”. Jeff Sweenor, Sweenor Builders Inc., Sarah Isabella, Randall Realtors and Scot Hallberg, property owner presented.

Mr. Sweenor is proposing a two story (4) four bedroom dwelling. He presented the preliminary design plans asking for feedback. He explained that an existing 32' x 44' foundation was built by a previous owner. Mr. Sweenor submitted a site map, elevations, floor plans, and photos of the existing foundation. The Commission corrected the labeling of the elevations (as indicated on the elevation sheet in the file). Cindy Lasser, property owner on Calico Hill and an abutter question the two site plans; as well as, the porches on the west and north elevation. Mr. Sweenor confirmed one site plan submitted was drawn by a previous property owner and the other is "as built".

The Commission asked the applicant for the following:

1. Update site plan showing porches, and other improved built areas, relocation of driveway.
2. Show setbacks and parking.
3. Site Section taken through center looking north.

Mr. Gilpin suggested to the applicant the following items to consider when coming back to the Commission:

- Exposed concrete should be finished. On page 21: Decks "Suggested treatments might include brick or stone, or paint/stain coating".
- On page 21 of the HDC guidelines refers to tall porches "An elevated deck that is extended from one wall plane of a building and isolated in mid-air on excessively thin spindly supports will not be acceptable."
- On page 22 of the HDC guidelines addresses pressure treated lumber. "If pressure treated lumber is concealed, it may be left unpainted. All visible pressure treated lumber must be suitably finished with paint or stain. It is not advisable to use pressure treated lumber for exterior finish work such as railings, trim, posts, brackets, and gingerbread."
- The roof pitch of 8/12 for the shallower part meets the recommendations.
- Consider 2 wide x 3 high window panes on the French doors.

Ms. McQueeny made a motion seconded by Mr. Gilpin to defer action on preliminary approval for siting and massing until the Commission receives the requested items.

7 Ayes (Penn, Ball, Gilpin, Ballard, McQueeny, Vaillancourt and Riordan)

0 Nays

Ms. Lasser addressed the Commission, Mr. Sweenor, and Mr. Hallberg. She identified Calico Hill as a pristine area in the Historic District in which the six homeowners have work together to protect and maintain this cherished and treasured area.

Ms. Lasser identified concerns and referenced newspaper articles on her point. She addressed the foundation and whether the grade is original or altered. Another concern involves CRMC and whether past issues have been resolved. She asked what the allowable height was for this dwelling. Mr. Vaillancourt confirmed 30' for the height in this zone. Mr. Penn suggested to Mr. Hallberg to sit down with Ms. Lasser and neighbors to discuss concerns/issues.

Final Review:

VVO Real Estate Holding. Plat 6, Lot 107. Application by Zena Clark for the Harborside Inn to replace porch railings.

Zena Clark presented on behalf of the commercial property owner. Ms. Clark explained a section of the railing was replaced at the end of October due to safety issues. She acknowledged the railing was replaced with azek material instead of wood.

Mr. Gilpin made a motion to approve VVO Real Estate Holding Plat 6, Lot 107 Harborside structure for replacement of wooden railing with azek as submitted based on the following findings of fact:

- The approval is for the replacement of a wooden railing with “as built” azek material as submit.
- The building is located within the Historic District.
- The azek material composite has been used in the Historic District.
- Site specific approval in this particular application in this particular location.

Ms. Ball seconded the motion with all in favor.

7 Ayes (Penn, Ball, Gilpin, Ballard, McQueeney, Vaillancourt and Riordan) 0 Nays

Approval of 2014 Annual Meeting Schedule

Mr. Gilpin made a motion seconded by Ms. Ball to approve the Annual Meeting Schedule as presented.

January 27, 2014 (4 th Monday)	July 21, 2014
February 24, 2014 (4 th Monday)	August 18, 2014
March 17, 2014	September 15, 2014
April 21, 2014	October 20, 2014
May 19, 2014	November 17, 2014
June 16, 2014	December 15, 2014

7 Ayes (Penn, Ball, Gilpin, Ballard, McQueeney, Vaillancourt and Riordan) 0 Nays

Old Business**Act on the Comprehensive Plan.**

After discussion ensued Mr. Gilpin will work with Ms. Ball and Mr. Riordan to put together a formal response.

Mr. Penn requested monies for next year to be set aside in the Building Department budget to send a mailer to 280 property owners listed on the Block Island Historic House Survey, March 2008. The mailer will notify the property owner of the mechanics for them to preserve their property and becoming part of the Town of New Shoreham Historic District Zone.

Update on Sign Enforcement Plan.

Mr. Penn will sign a letter on behalf of HDC regarding the sign enforcement in which the Commission is asking the Town Council for periodical updates of the proposal sign enforcement plan.

Adjournment

The Commission is in receipt of a letter dated December 5, 2013, from Julie Fuller, General Manager of the National Hotel on the follow up with Chris Sereno in regards to the gate the Commission requested.

Mr. Penn asked Terri Chmiel to add to the January Agenda discussion on the new Planning Board Solar Energy System draft regarding formalize guidelines for siting of solar arrays in the Historic District.

Mr. Gilpin made a motion seconded by Mr. Vaillancourt to adjourn the meeting at 8:15pm.

7 Ayes (Penn, Ball, Gilpin, Ballard, McQueeney, Vaillancourt and Riordan) 0 Nays

Respectfully submitted,
Teressa L. Chmiel
Administrative Assistant
Building & Land Use Department
Approved: January 27, 2014